File Box 9B
First Title & Escrow

16062

WARRANTY DEED BOOK 11214 PAGE 35

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
RODGER A. COLLINS (NAME)	FIRST UNION MORTGAGE CORPORATION (NAME)	Map 148-8
4717 Long Branch (STREET ADDRESS OR ROUTE NUMBER)	1100 Corporate Center Drive (STREET ADDRESS)	Par 232
Antioch, Tennessee 37013 (CITY) (STATE) (P. O. ZIP)	Raleigh, North Carolina 27607 (CITY) (STATE) (ZIP)	F.B. 2DU70529

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, JOHN B. LIVINGSTON , unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RODGER A. COLLINS AND WIFE, BARBARA L. COLLINS

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 72 on the Plan of Section Nine Terragon Trails, as of record in Plat Book 5200, page 85, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to John B. Livingston, a single person by deed from Secretary of Veterans Affairs of record in Book 9576, page 808, said Register's Office.

This conveyance is made subject to: (1) Restrictions of record in Book 5341, page 953; and (2) All matters appearing on the Plan of record in Plat Book 5200, page 85, said Register's Office.

0515092
IDENTIF. & REFERENCE

98 NOV 20 A 10:23
REGISTER
DAVIDSON COUNTY, TN.

9736 11/20 0101 03CHECK 245.95

MAIL ENV.

unimproved ( )
This is improved (XX) property, known as 4717 Long Branch, Antioch, Tennessee 37013

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 13th day of November, 19 98

JOHN B. LIVINGSTON

STATE OF TENNESSEE
COUNTY OF Williamson

BOOK 11214 PAGE 36

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN B. LIVINGSTON

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at office, this 13th day of November, 19 98

My commission expires 9/18/99 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 63,500.00

Rodger A Collins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF November, 19 98.

MY COMMISSION EXPIRES: 7/18/99 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM JOHN B. LIVINGSTON

TO RODGER A. COLLINS

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11214 PAGE 37

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 63500.00
				CON TX 234.95
				PRFEE 1.00
				WDEED 8.00
				CFEE 2.00
				TOTAL 245.95
				CHECK 245.95
			11/20/98 01	10:24 0001 9736

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0515092
IDENTIF. # REFERENCE

98 NOV 20 AM 10:23
BILL [illegible] REGISTER
DAVIDSON COUNTY, TN.

No. 1374792